



Mueller Gateway
Travis County, Texas

D&A Job No. 1027-014
August 17, 2021

DESCRIPTION
For a 0.003-Acre [114 Square Feet]
Balcony Encroachment Number 4

BEING A 0.003-ACRE [114 SQUARE FEET] TRACT OUT OF THE JAMES P WALLACE SURVEY, ABSTRACT NUMBER 789, TRAVIS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF MUELLER BOULEVARD, AN APPARENT 116 FOOT RIGHT-OF-WAY, AND A PORTION OF E. 51ST STREET, AN APPARENT 90 FOOT RIGHT-OF-WAY AS RECORDED IN AMENDED LOT 1A OF MUELLER SECTION VII-B SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200206 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS [P.R.T.C.T.]; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped “BURY” found at the most westerly corner of said Lot 1A being conveyed to Austin Modern Lofts, LLC by Special Warranty Deed with Vendor’s Lien of Record in Document 2016156496, Official Public Records of Travis County, Texas [O.P.R.T.C.T.], same being the most northerly northwest corner of Lot 2A of said subdivision, from which a 1/2-inch iron rod with cap stamped “BURY” found for an interior corner of said Lot 1A and Lot 2A bears S62°25'45"E, a distance of 50.63 feet;

THENCE N27°31'08"E, with the southeast right-of-way line of said Mueller Boulevard, a distance of 168.20 feet to the **POINT OF BEGINNING** and a southwest corner of the tract described herein;

THENCE departing the southeast right-of-way line of said Mueller Boulevard, over and across said Mueller Boulevard and E. 51st Street, the following four (4) courses and distances:

- 1) N62°39'01"W, a distance of 4.12 feet to a point for the most westerly southwest corner of the tract described herein,
- 2) N27°21'43"E, a distance of 17.68 feet to a point for the north corner of the tract described herein,
- 3) S62°38'52"E, a distance of 18.30 feet to a point for the east corner of the tract described herein, and
- 4) S27°20'59"W, a distance of 3.08 feet to a point for the southeast corner of the tract described herein;

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THENCE with the lines common to said E. 51st Street, said Mueller Boulevard, and said Mueller Section VII-B Subdivision, the following two (2) courses and distances:

- 1) N62°28'52"W, a distance of 14.14 feet to a point for an interior ell corner of the tract described herein,
- 2) S27°31'08"W, a distance of 14.64 feet the **POINT OF BEGINNING** of the tract described herein, and containing 0.003-Acre [114 Square Feet].

ELEVATION NOTE: This encroachment begins at an elevation of ± 620 feet (NAVD 88) and extends vertically to an elevation of ± 637 feet (NAVD 88). This 3D encroachment agreement has a volume of 4,445 cubic feet.

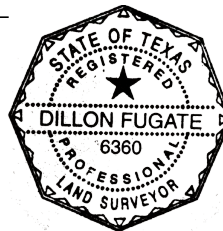
Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and were converted to grid by using the surface adjustment factor of 1.00003. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

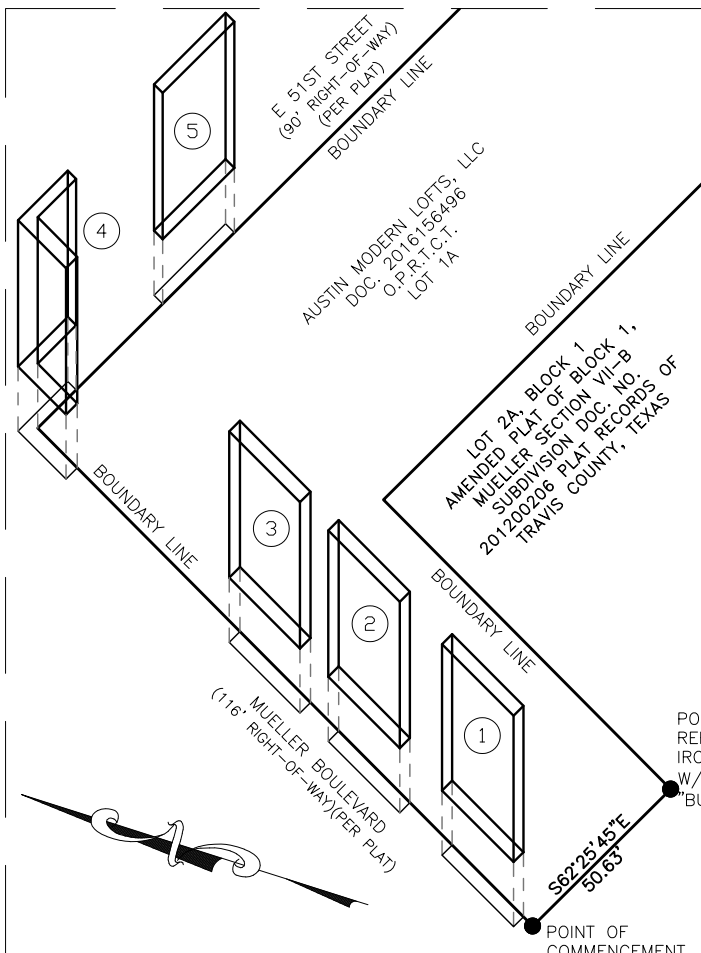
All proposed balcony dimensions and volumes associated with this description are based on proposed plans and do not reflect field verified or as-built survey locations.

I, Garrett Cavauiolo, Registered Professional Land Surveyor, hereby certify that this description and accompanying plat of even date are based on boundary evidence recovered by an actual survey performed on the ground.

J. Dillon Fugate 08/17/2021
J. Dillon Fugate Date
Registered Professional Land Surveyor
Texas Registration No. 6360
Doucet & Associates
DFugate@DoucetEngineers.com
TBPLS Firm Registration No. 10105800



FIELD NOTES REVIEWED
BY: J. Dillon Fugate DATE: 08/18/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



VICINITY MAP NOT-TO-SCALE

NOTE:

ALL DIMENSIONS AND VOLUMES HEREON ARE FROM PROPOSED PLANS.

SURVEY NOTE:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAVD83/2011. UNITS: U.S. SURVEY FEET.

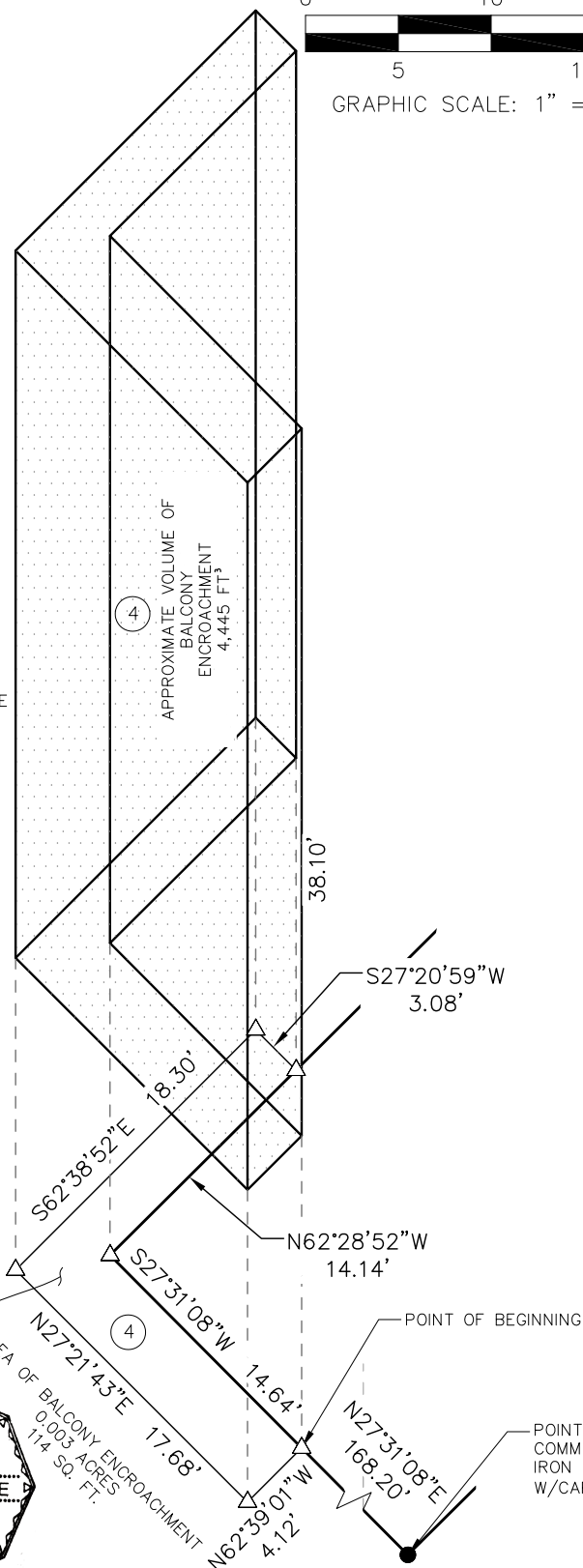
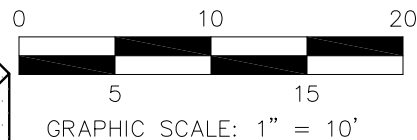
I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

J. Dillon Fugate

08/17/2021

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

DATE



BALCONY ENCROACHMENT EXHIBIT

CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

DOUCET & ASSOCIATES

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www.doucetandassociates.com
TBPLS Firm No.: 10105800
TBPE Firm No.: F-3937

Date: 08/17/2021
Scale: 1"=10'
Drawn by: PD
Reviewer: JF
Project: 1027-014
Sheet: 1 of 1
Field Book: N/A
Party Chief: N/A
Survey Date: N/A